YORK REGION DISTRICT SCHOOL BOARD
YORK CATHOLIC DISTRICT SCHOOL BOARD

EDUCATION DEVELOPMENT CHARGES BY-LAWS
SPECIAL PUBLIC BOARD MEETING

Tuesday May 21, 2024 at 6:30 p.m.
York Region District School Board, 60 Wellington Street West, Aurora

Agenda

Joining a York Region District School Board Teams Live Event

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OPTION B) ,I \RX DOUHDG\ KDYH DQ 06 7HDPV $FFRXQW IRO

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OPTION B: Join *with* an MS Teams Account

Year 1	$1291/dwelling unit; $0.18 per square foot
Year 2	$1463/dwelling unit; $0.19 per square foot
Year 3	$1463/dwelling unit; $0.20 per square foot
Year 4	$1463/dwelling unit; $0.21 per square foot
Year 5	$1463/dwelling unit; $0.22 per square foot

YRDSB

Year 1	$5716/dwelling unit; $0.95 per square foot
Year 2	$6016/dwelling unit; $0.99 per square foot
Year 3	$6317/dwelling unit; $1.04 per square foot
Year 4	$6633/dwelling unit; $1.09 per square foot
Year 5	$6964/dwelling unit; $1.15 per square foot

The existing EDC by

Throughout the development of the Background study, representatives of the Boards and their consultants have met with representatives of the Building Industry and Land Development (BILD) and their consultants on multiple occasions. Meetings were held on October 30, 2023, March 21, 2024 and April 17, 2024.

Formal correspondence and emails have been received/responded to as set out below and have been included in the Appendix to this report:

1. Bottero & Associates letter (March 20, 2024) Pg. 12-15 of package
2. KPEC/BILD Memo #1 (March 20, 2024) Pg. 16-17 of package
3. Watson Response to KPEC/BILD Memo #1 (April 10, 2024) Pg. 18-22 of package
4. KPEC/BILD Memo #2 (April 5, 2024) Pg. 23-25 of package
5. Watson Response to KPEC/BILD Memo #2 (April 15, 2024) Pg. 26-32 of package
6. Email from Liberty Development Corp (May 6, 2024) Pg. 33-34 of package
7. Board letter to Liberty Development Corp (April 5, 2024) Pg. 35 of package
8. Email from Liberty Development Corp (April 9, 2024) Pg. 36-62 of package

Policy Statements

In order to pass new by-laws, a number of policy decisions need to be considered. This section of the report summarizes the policy decisions to be made by each Board as part of passing an EDC by-law.

1. Establish the Percentage of Growth-Related Net Education Land Costs to be b

Non-Residential Development
Recommendation: Consistent with current by

Year 1	$872/dwelling unit; $0.27 per square foot
Year 2	$872/dwelling unit; $0.27 per square foot
Year 3	$872/dwelling unit; $0.27 per square foot
Year 4	$872/dwelling unit; $0.27 per square foot
Year 5	$872/dwelling unit; $0.27 per square foot

The cap does not affect the YCDSB rates.

Passage of By-law

Recommendation: That the Boards pass EDC By-laws in the forms attached as Appendices 11 and 12 (which reflect the policy recommendations set out above).

The changes to the forms of By-laws made since the meeting on April 9, 2024 consist of inserting the date of Ministerial approval and rounding the YRDSB/YCDSB residential rates to the nearest dollar. In view of the nature of these changes, staff therefore recommends that the Boards determine that no further public meeting under section 257.63 of the Education Act is necessary.

The forms of Motions to be made are set out below:

YRDSB Motions

BE IT RESOLVED:

1. THAT the York Region District School Board determine that no further public meeting under

D. BOTTERO
& ASSOCIATES
LIMITED

PROPERTY VALUATION AND
REALTY CONSULTING SERVICES

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VAUGHAN, ONTARIO L4L 4C2
TEL: (905) 6609288

WEBSITE: www.dbottero.com

Dino Bottero, AACI, MRICS, PLE
Oksana Vialykh, AACI, PLE
Rick Michalski, AACI
Chris Karniej, AACI
Ejona Qylafi, AACI

provided in the gsi subsequent Real Estate & Planning Advisors Inc. letter, dated March 13, 2024 addresses this The EDC Land Valuation Study Report was based on a density of 8.0 FSI for the 7.065 acre VMC required school site. A rate of $24,400,000 per acre was assigned for it which would equate to $172,386,000 The site-specific appraisal, which was subsequently commissioned jointly by the two School Boards for this VMC school site identified a significantly lower FSI of 3.0 and a rate of $9,150,000 per acre, given its more removed locale, etc. Adoption of this rate would result in a Market

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Questions and Comments

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The pupils holding for new schools that are identified in the growth-related pupil place requirements is referring to the legislative change that permits EDC eligible holding students.

school declines, the combined JK enrolment of both school boards declined by almost 1700 pupils between 2016 and 2022 or more than 16%. Furthermore, over that same period the grade structure ratio of both school boards enrolment increased from 1.18 to 1.36. The grade structure ratio examines the number of students in the senior elementary grades (6-8) versus the number of students in the primary grades (JK-1). Where primary and senior enrolment is relatively equal the grade structure ratio would be 1 or close to it and indicate that future existing enrolment should be relatively stablriola

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Please see question 4 above. The trends outlined in question 4 (both demographic and enrolment), will begin to impact the secondary populations and enrolments next and those same issues facing the YCDSB on the elementary panel will start to age out and have similar impacts to their secondary enrolments and shares.

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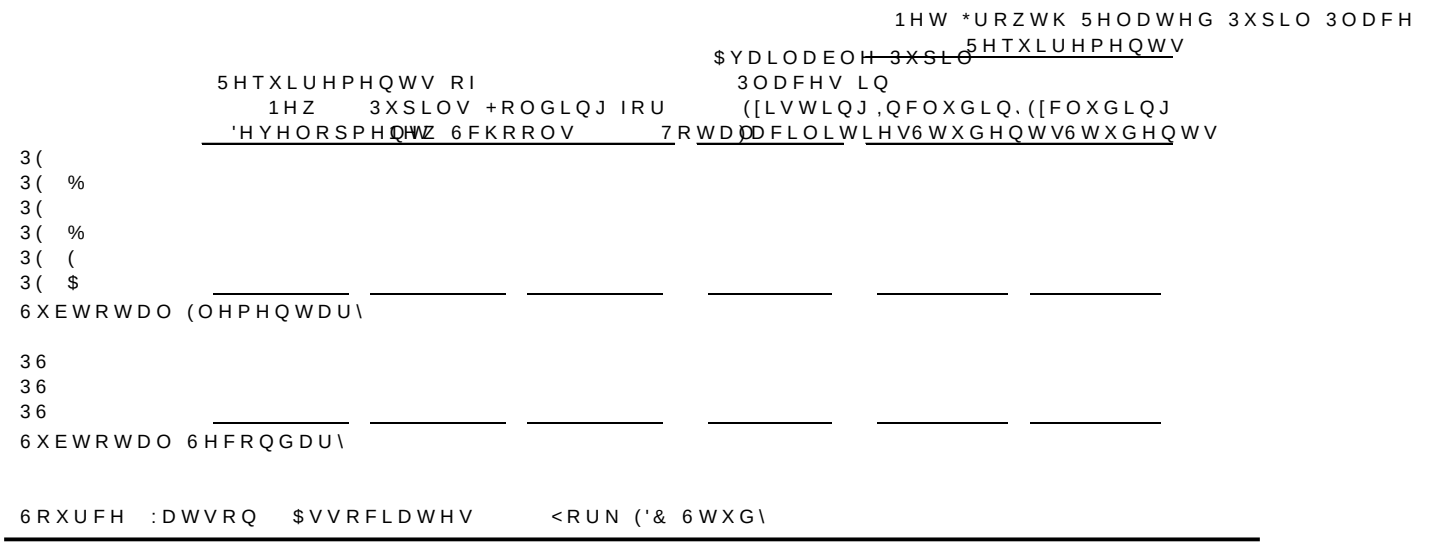

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The pupils holding for new schools that are identified in the growth-related pupil place requirements is referring to the legislative change that permits EDC eligible holding students. The methodology used is consistent with all the EDC Background Studies Watson has completed and is as follows; An EDC eligible holding student is identified as the delta between what enrolment was projected for an EDC review area/school in the last EDC Background Study and the actual enrolment at the time of the new EDC Background Study. So, in the example referred to above, the actual enrolment in that review area was 209 higher than the enrolment that was projected in the last EDC. The thought process behind this methodology is that those students (the 209) were a result of homes/permits that were built during the term of the last EDC Background Study

These trends are having a direct impact on Board enrolment, especially in the entry level and primary grades. For example, not unlike the above referenced pre-school declines, the combined JK enrolment of both school boards declined by almost 1700 pupils between 2016 and 2022 or more than 16%. Furthermore, over alh K

implemented some mitigation measures in this EDC Background Study. For example, in the last two years of the index used, rates averaged almost 17%. As mentioned above in part a, the consultant used a 5-year average which incorporated some of th ǯ ǡ ń

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